

Thursday, January 5, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 01

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the January 05, 2017 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the December 22, 2016 and December 29, 2016 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA16-0405 228045015-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 118, Plan 5109 HW, located north of 98 Avenue NW and west of 143 Street NW; CRESTWOOD
2.	LDA16-0526 225219215-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 36, Block 6, Plan 5710 HW, located north of 98 Avenue NW and east of 142 Street NW; CRESTWOOD
5.	OTHER BUSINESS	



January 5, 2017

File NO. LDA16-0405

LN Land Developments Technologies Inc.
10634 - 178 Street NW
Edmonton, AB T5S 1H4

ATTENTION: Geoff Scott

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 118, Plan 5109 HW, located north of 98 Avenue NW and west of 143 Street NW; **CRESTWOOD**

The Subdivision by Plan is APPROVED on January 5, 2017, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 5.2 m west of the east property line of Lot 32. The existing storm service enters the proposed subdivision approximately 9.75 m west of the east property line of Lot 32. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

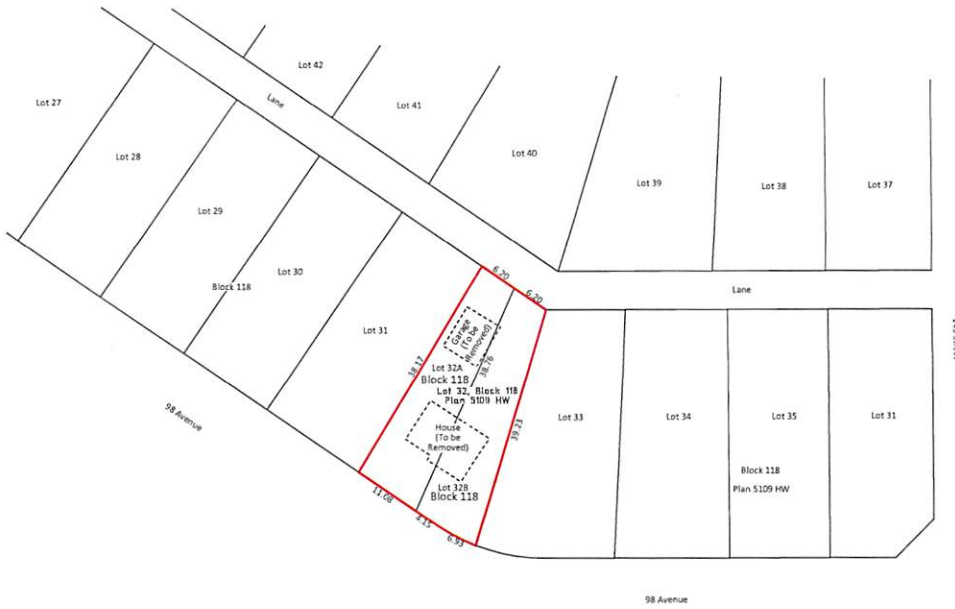
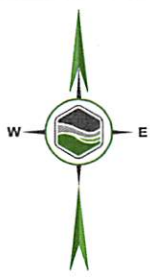
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #228045015-001

Enclosure(s)



PLAN No.
 ENTERED AND REGISTERED
 ON _____
 INSTRUMENT No. _____
 A.D. REGISTRAR _____

UNREGISTERED

NAME: GEOFFREY SCOTT, A.L.S.
 NO FIELD INSPECTION WAS CARRIED OUT AND
 BOUNDARIES WERE NOT ESTABLISHED ON THE
 GROUND.



ABBREVIATIONS	LEGEND
Ac. acres	Alberta Survey Control Marker shown thus
A.L.S. Alberta Land Surveyor	Statutory Iron Post found shown thus
ASCM Alberta Survey Control Marker	Statutory Iron Posts placed and stamped P274
Blk. block	shown thus
Bo'dy. boundary	Iron Bars found shown thus
calc. calculated	Witness Monuments found shown thus
ck.m. check measured	Temporary Points shown thus
countersunk	Geo-Reference point shown thus
C. of T. Certificate of Title	
E. East	
fd. found	
ha. hectare	
L. iron post	
I.Bar. iron bar	
M. mound or meridian	
Mp. marker post	
Mk. mark	
Mkd. marked	
N. North	
P. standard C.L.S. Post (Brass Cap)	
Pl. placed	
P/L. pipeline	
Pit. 4 pits	
(R). Radial Bearing	
Ref. reference	
Re-est. re-established	
Rest. restored	
Rge. range	
R/W. right-of-way	
S. South	
Sec. section	
Twp. Township	
W. West	

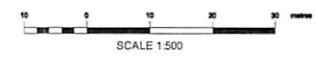
Where applicable marker posts are placed 0.30 metre North of planted posts.
 Area to be registered under this plan shown thus

and contains Lot 32A, Block 118 = 0.033 ha
 Lot 32B, Block 118 = 0.033 ha
 Total = 0.066 ha

REGISTERED OWNERS
 RAMNEET KAUR SAMRA
 SURINDER SINGH GREWAL

SUBDIVISION AUTHORITY:
 CITY OF EDMONTON
 FILE No.: _____

TENTATIVE PLAN
 SHOWING
PROPOSED SUBDIVISION
 WITHIN
LOT 32, BLOCK 118, PLAN 5109 KS
 WITHIN
 E.1/2 Sec.35 Twp.52 Rge.25 W.4M.
CITY OF EDMONTON
ALBERTA



JOB NO. LN003062-001_TENT_0	LN LAND DEVELOPMENT TECHNOLOGIES
DWN: KV	#301 10624 118 Street #201 908 Franklin Avenue Edmonton, Alberta T5S 1H4 Fort McMurray, Alberta T4H 2K5
CXD: GS	Phone: 780-488-9064 Phone: 780-791-0075



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

January 5, 2017

File NO. LDA16-0526

Paramount Homes Builders Inc.
7915 - 104 Street NW
Edmonton, AB T6E 4E1

ATTENTION: Dan Daly

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 36, Block 6, Plan 5710 HW, located north of 98 Avenue NW and east of 142 Street NW; **CRESTWOOD**

The Subdivision by Plan is APPROVED on January 5, 2017, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 14.33 m north of the south property line of Lot 36. The existing storm service enters the proposed subdivision approximately 16.25 m west of the east property line of Lot 36. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

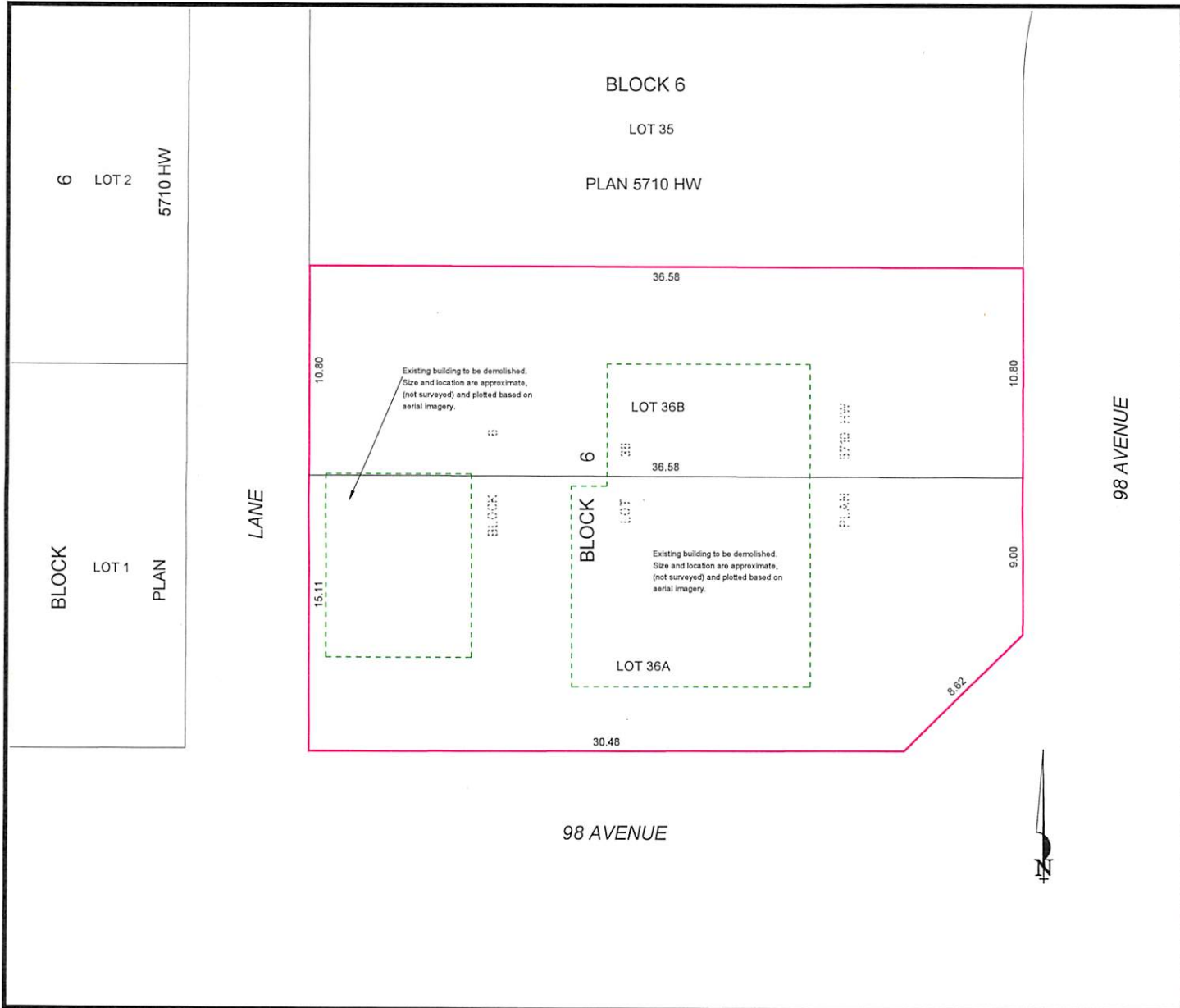
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

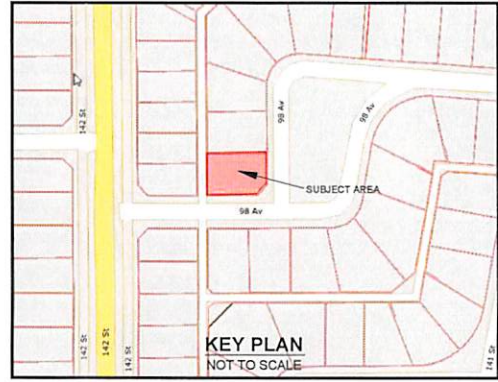
BM/sc/Posse #225219215-001

Enclosure(s)



PARAMOUNT HOME BUILDERS

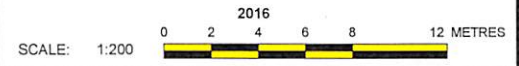
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE ZONING OF THIS SUBJECT AREA IS Rf1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS _____ AND CONTAINS: 0.093 ha.



REV. NO.	DATE	ITEM	BY
1	NOV. 4/16	ADJUSTED LOT SIZES	TP
0	OCT. 28/16	ORIGINAL PLAN COMPLETED	TP

REVISIONS

CRESTWOOD
 TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
 OF
 LOT 36, BLOCK 6, PLAN 5710 HW
 WITHIN THE
 FRACTIONAL N.W. 1/4 SEC. 36 - TWP. 52 - RGE. 25 - W. 4TH MER.
EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: edmonton@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 91600039T	DRAFTED BY: TP	CHECKED BY: JM
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Thursday, December 22, 2016
9:30 am



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 51

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the December 22, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the December 15, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

1. LDA16-0519
233609065-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 6, Plan 3330 AB located south of 118 Avenue NW and east of 130 Street NW; **INGLEWOOD**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

4. NEW BUSINESS

1. LDA14-0055
148959131-001 Tentative plan of subdivision to create 16 semi-detached residential lots, one (1) multiple family lot, one (1) commercial lot and one (1) Municipal Reserve lot and a portion of roadway to be closed from Lot 1, Block 1, Plan 042 1992, located east of 111 Street SW and north of Adamson drive SW; **CAVANAGH**

MOVED Blair McDowell
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

2.	LDA16-0325 226438871-001	Tentative plan of subdivision to create 128 single detached residential lots, 97 row housing lots, one (1) Residents' Association lot, one (1) Public Utility lot, one (1) Environmental Reserve lot, and four (4) Municipal Reserve lots from the NE 31-51-25-W4M, located south of 23 Avenue NW and west of 199 Street NW; STILLWATER
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA16-0335 226779694-001	Tentative plan of subdivision to create 112 single detached residential lots, 18 semi-detached residential lots, one (1) Municipal Reserve (MR) lot, and one (1) Public Utility lot, from Lot 1, Block 1, Plan 932 3045 and the SW 21-51-24-W4M located south of Hiller Road SW and east of 184 Street SW; KESWICK
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0465 231735123-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lot 1B, Block 12, Plan 762 0073, located west of 175 Street NW and north of 81 Avenue NW; THORNCLIFF
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0501 232800320-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 2, Plan RN24A, located north of 109 Avenue NW and west of 129 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0507 232440833-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 13, Plan 741 HW located north of 115 Avenue NW and west of 48 Street NW; BEVERLY HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0513 233450700-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 11, Block 14, Plan 4398 HW, located south of 104 Avenue NW and west of 78 Street NW; FOREST HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

8.	LDA16-0515 233827557-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 23, Plan 3209 KS, located south of Buena Vista Road NW and east of 140 Street NW; LAURIER HEIGHTS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA16-0521 233830749-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 16, Plan 1367 HW located north of 76 Avenue NW and east of 118 Street NW; BELGRAVIA	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
10.	LDA16-0562 236852517-001	Tentative plan of subdivision to revise conditionally approved LDA12-0414 by adjusting the boundary line between Lots 4 and 5 from Lot 1, Block 1, Plan 112 3855, located east of 82 Street NW and South of Anthony Henday Drive NW; CRYSTALLINA NERA WEST	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 10:05 a.m.		

Thursday, December 29, 2016
9:30 a.m.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 52

Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURNMENT